

Collado Collins Architects
Collado Collins Architects
17-19 Foley st
London
W1W 6DW

Application Ref: **2016/4472/P**

Please ask for:

Nora-**Andreea.Constantinescu**Telephone: 020 7974 **5758**

19 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Museum House
25 Museum Street
London
WC1A 1JT**

Proposal:

Details of windows, external doors and downpipes; sample of the roof cladding; details and sample of a section of the balustrade, as required by condition 4 of planning permission 2014/4117/P dated 11/03/2015 for the erection of a 5th floor roof extension for use as a self-contained flat (Class C3) with roof terrace and cycle storage at lower ground floor.

Drawing Nos: Letter from agent dated 10/08/2016; Roof cladding details; 12041 20-106 Rev C1; 12041 20-303 Rev C3; 12041 34-100 Rev C1; Windows and door Shucco details; 1506/137; 1506/138; 1506/139; 1506/140; 1506/141; 1506/142; 1506/143; Agent confirmation maintenance green roof dated 13/01/2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

1 Reasons for granting permission:

Samples of the windows and sliding doors have been submitted to the planning local authority. They will be double glazed, aluminium and painted grey. They are considered to fit in with the appearance of the 5th floor roof extension, and therefore acceptable.

Details of the downpipes are included in detailed elevation drawings. Theirs size, dimension and location are considered to acceptable.

The proposed roof cladding system would be aluminium powder coated standing seamsheet; seems aprox 450mm apart; colour - slate grey - RAL7012.

A sample of the balustrade as well as detailed drawings, have been submitted to the planning local authority. The balustrade would be 1.2m high with stainless steel cables between steel posts. The agent confirmed that the balustrade would allow the maintenance of the green roof located on the north-west side of the property, by un-linking the steel cable fixings on the last section of the balustrade adjacent to the green roof. The balustrade is considered in accordance with the previous permission granted under 2014/4117/P and the details are considered acceptable. It is therefore considered that the provided details are sufficient for the approval of Condition 4.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26, Bloomsbury Conservation Area Appraisal and Management Strategy. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior

approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

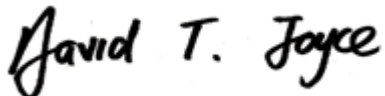
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities